



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Maharashtra)

To,

The Owner

MS MANTRA ZIRCONIA LLP

Metropole Building Next to INOX theater Bund Garden Road Camp Pune -  
411001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/MIS/279439/2022 dated 22 Jun 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038MH171892   |
| 2. File No.                                   | SIA/MH/MIS/279439/2022   |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B2   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Expansion in proposed Residential and<br>Commercial development at Sr. No: 9 to<br>14, Plot-52, 53, Mundhwa, Tal Haveli,<br>Pune. M/s, Mantra Zirconia LLP |
| 7. Name of Company/Organization               | MS MANTRA ZIRCONIA LLP   |
| 8. Location of Project                        | Maharashtra  |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 12/04/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/279439/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Mantra Zirconia LLP  
Sr. No: 9 to 14, Plot-52, 53,  
Mundhwa, Tal Haveli, Pune

Subject: Environmental Clearance for Expansion in proposed Residential and Commercial development at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, Pune by M/s. Mantra Zirconia LLP

Reference: Application no. SIA/MH/MIS/279439/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 151<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.2023.

2. Brief information of the project submitted by you is as below:-

1.	Proposal Number	SIA/MH/MIS/279439/2022	
2.	Name of Project	Expansion in proposed Residential and Commercial development at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, Pune. M/s, Mantra Zirconia LLP	
3.	Project category	8(a) Building & construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mt. Sailesh Agarwal
		Regd. Office address	T4/T5, 3rd floor, Metropole Building, Next to INOX Theatre, Bund Garden Road, Camp – 411001, Pune
		Contact number	91 9922008888
		e-mail	sailesh@mantraproperties.in
6.	Consultant	Vkre Environmental LLP, Pune	
7.	Applied for	Expansion	
8.	Details of previous EC	SEIAA-EC EC23B038MH1181985 dated on 6 <sup>th</sup> January 2022 Plot Area=15,800.00 sqm FSI= 56,973.90 sqm Non FSI=32,709.44 sqm Total BUA= 89,683.34 sqm	

9.	Location of the project	Sr. No: 9 to 14, Plot: 52, 53, Mundhwa, Tal: Haveli, Pune					
10.	Latitude and Longitude	18°32'23.05"N 73°56'58.97"E					
11.	Total Plot Area (m2)	15,800.00					
12.	Deductions (m2)	1,580.00					
13.	Net Plot area (m2)	14,220.00					
14.	Proposed FSI area (m2)	56,215.81					
15.	Proposed Non-FSI area (m2)	32,709.44					
16.	Proposed TBUA (m2)	88,925.25					
17.	TBUA (m2) approved by Planning Authority till date	Under Process					
18.	Ground coverage (m2) & %	6430.44 sqm (41%)					
19.	Total Project Cost (Rs.)	124 Cr					
20.	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		..					
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC		Proposed Configuration				
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Deduction in flats
	A	B + S/P + 22	68.85	A	B + S/P + 22	68.85	
	B	B + S/P + 22	68.85	B	B + S/P + 22	68.85	
	C	B + S/P + 22	68.85	C	B + S/P + 22	68.85	
	D	B + S/P + 22	68.85	D	B + S/P + 22	68.85	
	E	B + S/P + 22	68.85	E	B + S/P + 22	68.85	
	F	B + S/P + 22	68.85	F	B + S/P + 22	68.85	
	G	B + S/P + 22	68.85	G	B + S/P + 22	68.85	
	H/I (Inclusive housing)	B + G + Mezz. + 8	30.80	H/I (Inclusive Housing)	B+ Gr - Mezz.-7	29.60	
	Club House	G+1	7.50	Club House	G+1	7.50	
22.	Total number of tenements	Residential +Mhada : 533 Commercial :11 nos.					

23.	Total number of Population	Residential: 2,370 nos. MHADA: 245nos. Commercial: 66 nos. Total: 2,681 nos.	
24.	Water Budget Dry Season (CMD)	Wet Season (CMD)	
	Fresh Water	237	Fresh Water 237
	Recycled for landscape	9.53	Recycled for landscape 00
	Swimming Pool	02	Swimming Pool 00
	Flushing	119	Flushing 119
	Total	367	Total 358
	Wastewater generation	320	Wastewater generation 320
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 600 KLD Firefighting - Overhead water tank: 20 KLD for H Building	
26.	Source of water	Pune Municipal Corporation.	
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 18.00 m. to 23.67 m. BGL. (20.84 M. Avg.) Rainy Season – 8.00 m. to 11.00 BGL. (9.50 M. Avg.) Winter Season – 13.00 m. to 17.34 m. BGL. (15.17 M. Avg.)
		Size and no of RWH tank(s) and Quantity:	NA
		Quantity and size of recharge pits:	7 Nos. (4 no. for roof top and 3 no. of surface runoff) a) 4 No of 2.25 m. X 2.25 m. X 2.00 m & b) 3 No of 2.25 m. X 2.25 m. X 1.50 m
		Details of UGI tanks if any:	NA
28.	Sewage and Wastewater	Sewage generation in KLD	320 KLD
		SIP technology:	MBBR
		Capacity of SIP KLD:	325 KLD
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Dry waste:	8 kg/day
		Wet waste:	12 kg/day
		Construction	20 kg/day
		Treatment / disposal	
		The maximum construction waste will be used within the site for leveling purposes and base course	

		waste		preparation of internal approach roads.
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	533	Handed over to authorize recycler for further handling & disposal purpose.
		Wet waste	791	Wet waste will be treated in onsite organic waste converter machine.
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	7.27	Handed over to authorized recyclers for further handling & disposal purpose.
		STP Sludge (dry)	65 kg/day	Will be used as manure
31.	Green Belt Development	Total RG area (m2)		1422
		Existing trees on plot		00
		Number of trees to be planted		178
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
		Total No. of Proposed trees		190
32.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		75 KVA
		During Operation phase (Connected load):		4418 KVA
		During Operation phase (Demand load):		1890 KVA
		Transformer:		630 KVA- 3 no.
		DG set:		600 KVA- 1 no. and 50 KVA- 1 nos.
		Fuel used:		HSD
33.	Details of Energy saving	Detail calculations & % of saving: ~ 27 %		
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs.)
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	1,97,000
		Land	Labor Camp toilets	4,80,000

			& sanitation		
		Health and Safety	Labor Safety Equipment's and training	4,00,000	
		Health facility	Disinfection and Health Check-ups	66,000	
		Environment Management	Environment management cell	1,75,000	
		Environment Management	Environmental Monitoring	3,26,000	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs )	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR Technology	92,87,000	20,68,000
		RWH	Recharge pits with bore well	8,75,000	35,000
		Solid Waste	OWC	18,50,000	4,24,230
		Green belt development	Development and Maintenance	20,92,000	4,44,000
		Energy saving	Solar water heating system, solar PV	95,68,125	4,78,406
		Environmental Monitoring	Environment Monitoring Plan	---	1.85,000
		Disaster Management Plan	Lightening Arrester	3,50,000	--
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)
		4-Wheeler	523	597	21,271.00
		2-Wheeler	1458	1458	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEIAA-EC EC22B038MH181985 dated 6th January 2022 for Plot Area=15,801.00 sqm, FSI= 56,973.90 sqm, Net FSI=32,709.44 sqm and Total BUA= 89,683.34 sqm. Proposal has been considered by SEIAA in its 257<sup>th</sup> meeting (Day-4) and decided to accord Environment Clearance to the said project under the provisions of

Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to abide all the conditions of fire NoC.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-[A.III] dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for - , FSI area -56.215.81 m2. Non FSI area - 32,709.44 m2 and total BUA - 88,925.25 m2. (Plan approval No. CC/1144/21 dated 03.08.2021) (Restricted as per appraisal)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in

consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

#### **B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.



- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority in the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the

company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SETAA.
  - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
  6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.  
Member Secretary

Date: 4/12/2023 2:31:46 PM

**MANTRA ZIRCONIA PVT. LTD.**

**Date: 02/05/2025**

To,  
The Chief Conservator of Forest,  
Ministry of Environment, Forests & Climate  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines, Nagpur- 440001

**Subject:** Half yearly compliance report for the period of June 2025.

**Reference:** Environmental Clearance vide letter no. - EC23B038MH171892 dated 12/04/2023

Respected Sir,

This is with reference to the proposal for grant of Environment Clearance for the Proposed Residential and Commercial Project at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, and Pune by M/s. Mantra Zirconia LLP.

We are submitting the 6 monthly compliance reports with required annexures of the above referred project.

Kindly acknowledge the same.

Thanking you,

Yours faithfully

Authorized Signatory

M/s. Mantra Zirconia Pvt. Ltd.



**Mantra Zirconia Pvt. Ltd., T4-T5, 3<sup>rd</sup> Floor, Metropole building, Next to Inox Multiplex, Bund Garden road, Pune-411001.**

# **SIX MONTHLY COMPLIANCE REPORT**

**For**

**Proposed Residential and Commercial development on Sr.  
No: 9 to 14, Plot: 52, 53, Mundhwa, Tal: Haveli, Pune.**

**By**

**M/s. Mantra Zirconia LLP**

**(June 2025)**

S. No.	Conditions as per EC	Compliance Status
	<b><u>Specific Conditions:</u></b>	
<b>B.</b>	<b><u>SEIAA Conditions:</u></b>	
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	<b>Noted and complied</b>  PP has kept open space unpaved to ensure permeability of water and provided grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.
2.	PP to achieve at least 5percent of total energy requirement from solar/other renewable sources.	Arrangements has been made to achieve at least 5percent of total energy requirement from solar/other renewable sources.
3.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEFand CC vide F. No. 22-34/2018-IA.III dated 04.01.2019	The project proponent has taken various measures to comply with the Standard EC conditions relating to construction phase.  PP will ensure to comply with the conditions relating to the operation phase once the construction is completed. Detailed compliance status has not been prepared for operation phase conditions since the project is under construction phase only.
4.	SEIAA decided to grant EC for FSI area 56,973.90 m <sup>2</sup> , Non FSI area 32,709.44 m <sup>2</sup> and Total BUA 89,683.34 m <sup>2</sup> . (Plan Approval-CC/1144/21 Approval Date 03.08.2021)	<b>Noted</b>
	<b><u>General Conditions:</u></b>	
<b>a)</b>	<b><u>Construction Phase:</u></b>	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	During construction phase the generation of Dry Waste is 8 Kg/day and has been handed over to SWaCH.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Debris generated on site will be reused on site for back-filling.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary	No Hazardous waste material has been generated since it is a construction activity.

	approvals of the Maharashtra Pollution Control Board.	
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	PP has made arrangement for drinking water and sanitary facility for construction workers. Photographs attached as <b>Annexure 5</b> .
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	PP has made arrangement for the waste water and storm water so that it will not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents has been regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<b>Noted and complied</b>  No ground water extraction is being carried out.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	<b>PP has consent to condition.</b>  PP will not draw ground water in this project.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	Water fixtures of low flow used wherever possible to reduce the water consumption.
X.	The Energy Conservation Building code shall be strictly adhered to.	<b>Noted and complied</b>
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The generated topsoil will be stored and will be used for landscaping purpose.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris and construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<b>Noted.</b>  Samples were tested and monitoring reports attached as <b>Annexure 2</b> .
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has ensured to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.

XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	<b>Noted.</b> Diesel generator sets will be used having low sulphur diesel consumption.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has ensured to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site has been regularly maintain/monitor and vehicles were covered to avoid spillage/leakage.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	<b>Noted and complied</b>  Ambient Noise level and Ambient Air monitoring has been carried out through MoEF approved laboratory. Monitoring reports attached as <b>Annexure 2</b> .
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<b>Noted and complied</b>  CPCB approved enclosed type D.G. sets will be used in case of power failure.  The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	<b>Noted and complied</b>  Project proponent has made Separate Environment Cell for regular supervision.
<b>b) Operation Phase:</b>		
I.	a) The solid waste generated should be properly collected and segregated b)Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises C) dry/inert solid waste should be disposed of to the approved sites for land filling	<b>Noted and complied</b>  The solid waste generated during Operation phase will be segregated and handed over to authorized dealer for further disposal, Wet waste will be converted to manure after



	after recyclable material.	treatment in organic waste convertor.
II.	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rules, 2016	<b>Noted and complied</b>  E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
III.	a) The installation of the sewage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for Operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100percent grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100 percent treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.	STP of 325 KLD will be installed on site. Treated water will be reused on site for flushing and gardening. Excess treated water will be discharge to nearest municipal drainage.  All the necessary measures will be taken to mitigate the odor problem from STP.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	<b>Noted and complied</b>  Proposed sewage treated plant of the total capacity of STP 325 KLD will be installed on site. The treated sewage water will be used for flushing and gardening.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	<b>Noted and complied</b>  Water NOC and drainage NOC has been received. Treated water has been reused in site for flushing and gardening. Excess water has been disposed as per environmental law.
	Traffic Congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public place should be utilized.	Entry and Exit points are separately build to avoid traffic congestion and parking is fully internalized so that public place has not to be utilized
	PP to provide adequate electric charging points for electric vehicles (EVs.)	<b>Noted and complied</b>

	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	<b>Noted and complied</b>  Landscape area provided is more than 10percent on virgin land as required. Native species has been proposed
	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<b>Noted and complied</b>  To avoid the risk of pandemic situation precaution were taken on site i.e., sanitation, thermal checkup and provision were made for labor.
	Separate funds shall be allocated for implementation of environment protection measures/EMP along with item-wise break up. These cost shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for the other purposes.	<b>Noted and complied</b>
	The Project Management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on Gov. website	Complied. Newspaper advertisement has been given in Maharashtra Times and Economic times. English and Marathi newspaper advertisement attached as <b>Annexure 4.</b>
	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	<b>Noted and complied</b>  PP is submitting Six monthly compliance reports to the department and MPCB.
	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	<b>Noted and complied</b>
	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of	<b>Noted and complied</b>

	MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	
	<b><u>General EC Conditions</u></b>	
	PP has to abide by the conditions laid down by the SEAC and SEIAA	Noted. We abide by conditions, if there is any deviation in proposal, we will approach to SEAC and SEIAA.
	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	Yes, we have received Consent to Establish for the project from MPCB vide Consent order no. Format1.0/JD (WPC)/UAN NO.0000120266/CE-2111001331 dated 30.11.2021 Attached as <b>Annexure 3</b> .
	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	<b>Noted and complied</b> Environmental clearance has been obtained from the Environmental Department prior to the construction, EC23B038MH171892 dated 12 April 2023 attached as <b>Annexure 1</b>
	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	<b>Noted and complied</b> PP is submitting Six monthly compliance reports to the department and MPCB.
	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail	<b>Noted</b>
	No further expansion or modifications, other than mentioned in EIA notification 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from the those submitted SEIAA for clearance , a fresh reference shall be made to the SEIAA as applicable to assess	<b>Noted and complied</b> In case of deviations or alterations in the project proposal approach to SEAC and SEIAA.

	the adequacy of conditions imposed and to add additional environmental protection measures required, if any .	
	This EC is issued subject to obtaining NOC from Forestry and Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry and Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry and Wildlife NOC.

# **Annexures 1**

**EC letter**



**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), Maharashtra)**

To,

The Owner

MS MANTRA ZIRCONIA LLP

Metropole Building Next to INOX theater Bund Garden Road Camp Pune - 411001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/279439/2022 dated 22 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC23B038MH171892</b>   |
| 2. File No.                                | SIA/MH/MIS/279439/2022  |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Expansion in proposed Residential and Commercial development at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, Pune. M/s, Mantra Zirconia LLP |
| 7. Name of Company/Organization            | MS MANTRA ZIRCONIA LLP  |
| 8. Location of Project                     | Maharashtra   |
| 9. TOR Date                                | N/A   |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 12/04/2023

(e-signed)  
**Pravin C. Darade , I.A.S.**  
**Member Secretary**  
**SEIAA - (Maharashtra)**

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SLA/MH/MIS/279439/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s, Mantra Zirconia LLP  
Sr. No: 9 to 14, Plot-52, 53,  
Mundhwa, Tal Haveli, Pune

**Subject:** Environmental Clearance for Expansion in proposed Residential and Commercial development at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, Pune by M/s, Mantra Zirconia LLP

**Reference:** Application no. SLA/MH/MIS/279439/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 151<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.2023.

2. Brief Information of the project submitted by you is as below:-

1.	Proposal Number	SLA/MH/MIS/279439/2022	
2.	Name of Project	Expansion in proposed Residential and Commercial development at Sr. No: 9 to 14, Plot-52, 53, Mundhwa, Tal Haveli, Pune. M/s, Mantra Zirconia LLP	
3.	Project category	8(a) Building & construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sailesh Agarwal
		Regd. Office address	T4/T5, 3rd floor, Metropole Building, Next to INOX Theatre, Bund Garden Road, Camp - 411001, Pune
		Contact number	+91 9922008888
		e-mail	sailesh@mantraproperties.in
6.	Consultant	Vkre Environmental LLP, Pune	
7.	Applied for	Expansion	
8.	Details of previous EC	SEIAA-EC EC22B038MH181985 dated on 6 <sup>th</sup> January 2022 Plot Area=15,800.00 sqm FSI= 56,973.90 sqm Non FSI=32,709.44 sqm Total BUA= 89,683.34 sqm	

9.	Location of the project	Sr. No: 9 to 14, Plot: 52, 53, Mundhwa, Tal: Haveli, Pune				
10.	Latitude and Longitude	18°32'23.05"N 73°56'58.97"E				
11.	Total Plot Area (m2)	15,800.00				
12.	Deductions (m2)	1,580.00				
13.	Net Plot area (m2)	14,220.00				
14.	Proposed FSI area (m2)	56,215.81				
15.	Proposed Non-FSI area (m2)	32,709.44				
16.	Proposed TBUA (m2)	88,925.25				
17.	TBUA (m2) approved by Planning Authority till date	Under Process				
18.	Ground coverage (m2) & %	6430.44 sqm (41%)				
19.	Total Project Cost (Rs.)	124 Cr				
20.	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change
Previous EC			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Deduction in flats
A	B + S/P + 22	68.85	A	B + S/P + 22	68.85	
B	B + S/P + 22	68.85	B	B + S/P + 22	68.85	
C	B + S/P + 22	68.85	C	B + S/P + 22	68.85	
D	B + S/P + 22	68.85	D	B + S/P + 22	68.85	
E	B + S/P + 22	68.85	E	B + S/P + 22	68.85	
F	B + S/P + 22	68.85	F	B + S/P + 22	68.85	
G	B + S/P + 22	68.85	G	B + S/P + 22	68.85	
H/I (Inclusive housing)	B + G + Mezz. + 8	30.80	H/I (inclusive Housing)	B + Gr + Mezz. + 7	29.60	
Club House	G+1	7.50	Club House	G+1	7.50	
22.	Total number of tenements	Residential + Mhada : 533 Commercial : 11 nos.				



23.	Total number of Population	Residential: 2,370 nos. MHADA: 245nos. Commercial: 66 nos. Total:2,681 nos.			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	237	Fresh Water	237
		Recycled for landscape	9.53	Recycled for landscape	00
		Swimming Pool	02	Swimming Pool	00
		Flushing	119	Flushing	119
		Total	367	Total	358
		Wastewater generation	320	Wastewater generation	320
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 600 KLD Firefighting - Overhead water tank: 20 KLD for H Building			
26.	Source of water	Pune Municipal Corporation.			
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 18.00 m. to 23.67 m. BGL. (20.84 M. Avg.) Rainy Season – 8.00 m. to 11.00 BGL. (9.50 M. Avg.) Winter Season – 13.00 m. to 17.34 m. BGL. (15.17 M. Avg.)		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	7 Nos. (4 no. for roof top and 3 no. of surface runoff) a) 4 No of 2.25 m. X 2.25 m. X 2.00 m & b) 3 No of 2.25 m. X 2.25 m. X 1.50 m		
		Details of UGT tanks if any:	NA		
28.	Sewage and Wastewater	Sewage generation In KLD	320 KLD		
		STP technology:	MBBR		
		Capacity of STP KLD:	325 KLD		
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course	
		Wet waste:	12 kg/day		
		Construction	20 kg/day		

		waste		preparation of internal approach roads.
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	533	Handed over to authorize recycler for further handling & disposal purpose.
		Wet waste	791	Wet waste will be treated in onsite organic waste converter machine.
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E-Waste	7.27	Handed over to authorized recyclers for further handling & disposal purpose.
		STP Sludge (dry)	65 kg/day	Will be used as manure
31.	Green Belt Development	Total RG area (m2)		1422
		Existing trees on plot		00
		Number of trees to be planted		178
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
		Total No. of Proposed trees		190
32.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		75 KVA
		During Operation phase (Connected load):		4418 KVA
		During Operation phase (Demand load):		1890 KVA
		Transformer:		630 KVA -3 no.
		DG set:		600 KVA- 1 no. and 50 KVA- 1 nos.
		Fuel used:		HSD
33.	Details of Energy saving	Detail calculations & % of saving: - 27 %		
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs.)
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	1,97,000
		Land	Labor Camp toilets	4,80,000

			& sanitation		
		Health and Safety	Labor Safety Equipment's and training	4,00,000	
		Health facility	Disinfection and Health Check-ups	66,000	
		Environment Management	Environment management cell	1,75,000	
		Environment Management	Environmental Monitoring	3,26,000	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR Technology	92,87,000	20,68,000
		RWH	Recharge pits with bore well	8,75,000	35,000
		Solid Waste	OWC	18,50,000	4,24,230
		Green belt development	Development and Maintenance	20,92,000	4,44,000
		Energy saving	Solar water heating system, solar PV	95,68,125	4,78,406
		Environmental Monitoring	Environment Monitoring Plan	--	1,85,000
		Disaster Management Plan	Lightening Arrester	3,50,000	--
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)
		4-Wheeler	523	597	21,271.00
		2-Wheeler	1458	1458	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SELAA-EC EC22B038MH181985 dated 6th January 2022 for Plot Area=15,800.00 sqm. FSI= 56,973.90 sqm, Non FSI=32,709.44 sqm and Total BUA= 89,683.34 sqm. Proposal has been considered by SELAA in its 257<sup>th</sup> meeting (Day-4) and decided to accord Environment Clearance to the said project under the provisions of

Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to abide all the conditions of fire NoC.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – . FSI area -56,215.81 m2, Non FSI area - 32,709.44 m2 and total BUA - 88,925.25 m2. (Plan approval No. CC/1144/21 dated 03.08.2021) (Restricted as per appraisal)

**General Conditions:**

**a) Construction Phase:-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck. Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in

consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the

company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SELAA.
  - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SELAA. In case of deviations or alterations in the project proposal from those submitted to SELAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
  6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(Member Secretary, SELAA)

Copy to:

1. Chairman, SELAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.  
Member Secretary

Date: 4/12/2023 2:31:46 PM



# **Annexures 2**

## **Monitoring Reports**



## TEST REPORT

Report No:	EHSM/2025/May/R-351	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/05/2025	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	27°C
Relative Humidity	48%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	22/05/2025	End Date of Analysis	27/05/2025

## Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	30.3	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	36.9	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	66.7	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	38.9	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.7	mg/m <sup>3</sup>	≤ 04	

**Remark-** All above results is within National Ambient Air Quality Standards.



**Authorized Signatory**  
**Mr. Rahul Patil**  
(Director)



## TEST REPORT

Report No:	EHSM/2025/May/R-352	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/05/2025	Sampling duration	1440 Min
Sampling Location	Near DG Set	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	27°C
Relative Humidity	48%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	22/05/2025	End Date of Analysis	27/05/2025

## Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	22.7	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	39.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	64.7	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	32.3	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.0	mg/m <sup>3</sup>	≤ 04	

**Remark-** All above results is within National Ambient Air Quality Standards.



**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**



## TEST REPORT

Report No:	EHSM/2025/May/R-353	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/05/2025	Sampling duration	1440 Min
Sampling Location	Near Construction Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	27°C
Relative Humidity	48%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	22/05/2025	End Date of Analysis	27/05/2025

## Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	27.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	38.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	71.1	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	33.6	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.8	mg/m <sup>3</sup>	≤ 04	

**Remark-** All above results is within National Ambient Air Quality Standards.



*Rahul Patil*

**Authorized Signatory**  
**Mr. Rahul Patil**  
(Director)



### TEST REPORT

Report No:	EHSM/2025/May/R-354	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	21/05/2025	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune		

### Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	48.7	38.6	55/45	CPCB Guideline
2.	Near DG Set	51.4	40.9		
3.	Near Construction Site	52.2	42.1		

#### Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory  
Mr. Rahul Patil  
(Director)



## TEST REPORT

Report No:	EHSM/2025/May/R-355	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Water	Sample Description	Labour Drinking Water
Date of Sampling	21/05/2025	Sampling Time	13.30 PM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 L
Start Date of Analysis	22/05/2025	End Date of Analysis	27/05/2025

## Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	7.33	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	EC at 25°C	155	µS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
3	Total Dissolved Solids TDS	101.0	mg/L	Max500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
4	Total Hardness (as CaCO <sub>3</sub> )	56.0	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO <sub>3</sub> )	41.0	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO <sub>4</sub> )	29.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	16.0	mg/L	Max 250	APHA 4500 Cl 23 <sup>rd</sup> Ed.2017
8	Calcium ( as Ca)	18.9	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium( as Mg)	6.6	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per IS 10500:2012.  
For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)





## TEST REPORT

Report No:	EHSM/2025/May/R-356	Issue Date	27/05/2025
Name and Address of Customer	M/s, Mantra Zirconia LLP, Proposed project Residential & commercial Development is located at Sr. No. 9 to 14, P. No. 52 & 53, Village - Mundhwa, Tal - Haveli, Dist. - Pune, By M/s. Mantra Zirconia LLP.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	21/05/2025	Sampling Time	13.30 PM
Sampling Location	At Construction site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	01 Kg
Start Date of Analysis	22/05/2025	End Date of Analysis	27/05/2025

## Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	27	%	
	b) Silt	22	%	
	c) Clay	51	%	
2	pH at 25°C	7.22	--	IS 2720(Part 26) 1987
3	EC at 25°C	279	µS/cm	IS 14767 : 2000
4	Moisture Content	6.5	%	Manual Of Soil Testing
5	Organic Matter	0.65	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.32	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	28.9	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	20.3	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	121.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	38.7	%	Manual Of Soil Testing
11	Calcium (as Ca)	32.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	22.4	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.9	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	4.7	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	5.5	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.1	mg/Kg	Manual Of Soil Testing



Authorized Signatory  
Mr. Rahul Patil  
(Director)

# **Annexures 3**

CONSENT TO ESTABLISH





# Maharashtra Pollution Control Board

## 61a745ac8e8c1f74d10af6c5

### MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



Kalpataru Point, 2nd and  
4th floor, Opp. Cine Planet  
Cinema, Near Sion Circle,  
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000120266/CE-2111001331

Date: 30.11.2021

To,  
M/s MANTRA ZIRCONIA LLP,  
SR NO. 9 TO 14, PLOT NO. 1/52 & 1/53,  
MUNDHWA  
TAL - HAVELI, DIST - PUNE,



Your Service is Our Duty

**Sub: Consent to Establish for residential and commercial construction project in Red Category**

**Ref:** Application submitted by SRO Pune-I

Your application NO. MPCB-CONSENT-0000120266

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent is granted for period upto commissioning of the project or five years whichever is earlier
- The capital investment of the project is Rs.68 Cr. (As per C.A Certificate submitted by industry).
- The Consent to Establish is valid for residential and commercial construction project named as M/S MANTRA ZIRCONIA LLP, SR NO. 9 TO 14, PLOT NO. 1/52 & 1/53, MUNDHWA, HAVELI, Pune on Total Plot Area of 15800.00 SqMtrs for total construction BUA of 89683.34 SqMtrs including utilities and services
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	346.52	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

- Conditions under Air (P& CP) Act, 1981 for air emissions:

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG SET-280 KVA	01	As per Schedule -II
S-2	DG SET-82.5 KVA	01	As per Schedule -II



# Maharashtra Pollution Control Board

## 61a745ac8e8c1f74d10af6c5

### 6. Conditions under Solid Waste Rules, 2016:

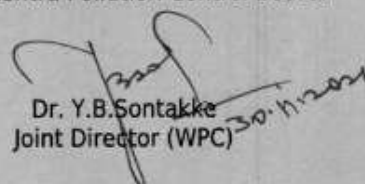
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY WASTE	576 Kg/Day	Segregation	Hand Over to Local Body
2	WET WASTE	876 Kg/Day	OWC and composting	As Manure
3	STP Sludge	37 Kg/Day	Dewatering	As Manure

### 7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A Reprocessing	To Authorized Reprocessor

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
Dr. Y.B. Sontakke  
Joint Director (WPC)

### Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2108002106	21/08/2021	Online Payment

### Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II  
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Sion, Mumbai



**SCHEDULE-I**

**Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 350 CMD based on MBBR
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH <sub>4</sub> N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	396.55
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



**SCHEDULE-II**

**Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET-280 KVA	Acoustic Enclosure	3.5	Diesel	50 Ltr/Hr
S-2	DG SET-82.5 KVA	Acoustic Enclosure	2.5	Diesel	20 Ltr/Hr

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.





**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions	Continuous	5 Yrs

**\*\*** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

**#** Existing BG obtained for above purpose if any may be extended for period of validity as above.

**BG Forfeiture History**

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

**BG Return details**

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



*[Handwritten Signature]*



**SCHEDULE-IV**

**Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.



# Maharashtra Pollution Control Board

## 61a745ac8e8c1f74d10af6c5

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the  
Maharashtra Pollution Control Board.

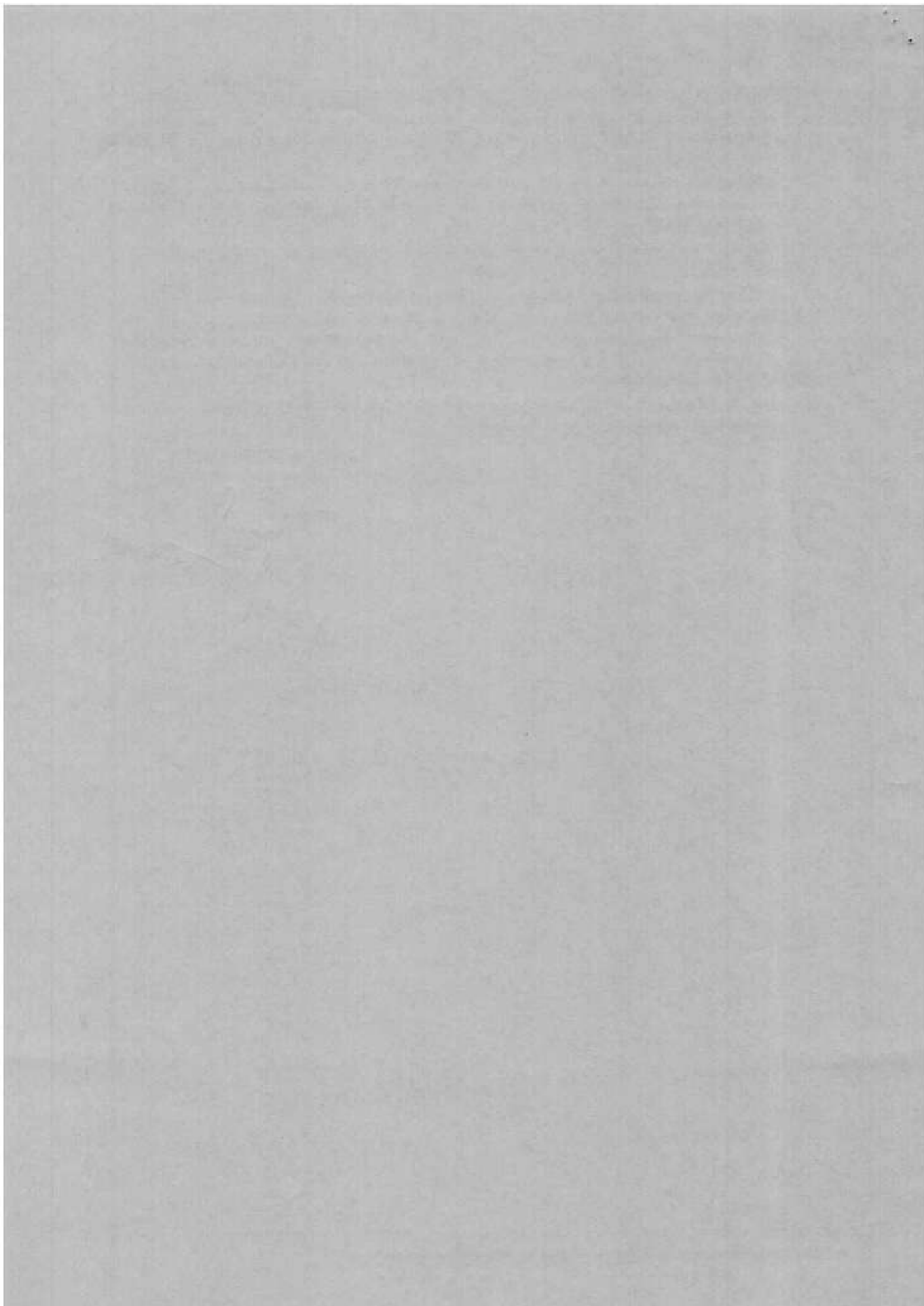
Dr. Y.B. Santakke  
Joint Director (WPC)





# Maharashtra Pollution Control Board

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000195950/CO/2407000555

Date: 04/07/2024

To,  
M/s. Mantra Zirconia LLP,  
S. No. 9 to 14, Plot No. 1/52 & 1/53,  
Mundhwa, Tal. Haveli, Dist. Pune.



Your Service is Our Duty

## Sub: Consent to Operate (Part-I) for Residential and Commercial Building Construction Project Granted Under Red Category.

- Ref:**
1. Your application for 1st Consent to Operate vide UAN. MPCB-CONSENT-0000195950 dtd. 16/03/2024.
  2. Consent to Establish granted dtd. 30/11/2021.

Your application NO. MPCB-CONSENT-0000195950

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.06.2027**
2. **The capital investment of the project is Rs.33.00 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential and Commercial Building Construction Project named as M/s. Mantra Zirconia LLP, S. No. 9 to 14, Plot No. 1/52 & 1/53, Mundhwa, Tal. Haveli, Dist. Pune on Total Plot Area of 15800 Sq Mtrs for construction BUA of 23683.10 Sq Mtrs out of Total Construction BUA of 89,683.34 Sq Mtrs as per EC granted dated 06/01/2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance granted dtd. 06/01/2022	15800.00	89683.34
2	Consent to Establish granted dtd. 30/11/2021	15800.00	89683.34

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	108.74	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
1	DG Set (320 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Wet Waste	268.50 Kg/Day	OWC	Use as Manure
2	Dry Waste	179 Kg/Day	Segregation	Hand Over to Authorized Vendor
3	STP Sludge	11 Kg/Day	NA	Use as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	100	Ltr/A	NA	Authorized Reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/MIS/222272/2021 dtd. 06/01/2022 for construction project having total plot area of 15800 Sqm and total construction BUA of 89,683.34 Sqm as per specific condition of EC.
12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr J. B. Sangewar**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwaters@mpcb.gov.in  
2024-07-04 12:58:35 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	250000.00	TXN2403003408	16/03/2024	Online Payment
2	289644.00	TXN2407000494	03/07/2024	Online Payment

**The consent fees Rs. 25,000/- is balanced with the Board & same will be considered at the time of renewal of consent.**

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



### **SCHEDULE-I**

#### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **360 CMD for treatment of domestic effluent of 108.74 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	120.82
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 320 KVA	Acoustic Enclosure	3.00	Diessel 50 Ltr/Hr	1	SO2	30.72 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### **SCHEDULE-III**

#### **Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2O	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	30/06/2027	30/09/2027

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

#### **BG Forfeiture History**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

#### **BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
NA				



## **SCHEDULE-IV**

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000226514/CO/2412002341

Date: 31/12/2024

To,  
M/s. Mantra Zirconia LLP,  
S. No. 9 to 14, Plot No. 52, 53,  
Mundhwa, Tal. Haveli, Dist. Pune



Your Service is Our Duty

**Sub: Consent to Operate (Part-II) with amalgamation of Consent to Operate (P-I) for Residential and Commercial Building Construction Project Granted Under Red Category.**

**Ref:** Application for Consent to Operate (P-II) vide UAN. MPCB-  
CONSENT-0000226514 dtd. 10/12/2024.

Your application NO. MPCB-CONSENT-0000226514

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The 1st Consent to Operate is granted for a period up to 30.06.2027**
- The capital investment of the project is Rs.66.00 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Operate is valid for Residential and Commercial Building Construction Project named as M/s. Mantra Zirconia LLP, S. No. 9 to 14, Plot No. 52, 53, Mundhwa, Tal. Haveli, Dist. Pune on Total Plot Area of 15800 Sq Mtrs for completed construction BUA of 60,757.79 Sq Mtrs out of Total Construction BUA of 89,683.34 Sq Mtrs as per EC granted dated 06/01/2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dtd. 06/01/2022	15800.00	89683.34
2	Consent to Establish dtd. 30/11/2021	15800.00	89683.34
3	Consent to Operate (P-I) dtd. 04/07/2024	15800.00	23683.10

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	240.24	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
NA	DG Set (320 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Wet Waste	592.50 Kg/Day	OWC	Use as Manure
2	Dry Waste	395 Kg/Day	Segregation	Hand Over to Authorized Vendor
3	STP Sludge	24.50 Kg/Day	NA	Use as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/MIS/222272/2021 dtd. 06/01/2022 for construction project having total plot area of 15800 Sqm and total construction BUA of 89,683.34 Sqm as per specific condition of EC
12. This Consent is issued with the overriding effect on earlier Consent to Operate (P-I) granted vide no. Format1.0/JD (WPC)/UAN No.0000195950/CO/2407000555 dtd. 04/07/2024.
13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Shankar Waghmare**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2024-12-31 18:37:01 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	225000.00	TXN2412001619	10/12/2024	Online Payment
2	5918.00	TXN2412004859	27/12/2024	Online Payment

**12 % interest on late BG submission- Rs. 5918/- as per Consent to Operate (P-I) dtd. 04/07/2024.**

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



### **SCHEDULE-I**

#### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **360 CMD for treatment of domestic effluent of 240.24 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	266.82
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
NA	DG Set 320 KVA	Acoustic Enclosure	3.50	Diesel 50 Ltr/Hr	1	SO <sub>2</sub>	30.72 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### **SCHEDULE-III**

#### **Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2O	Rs. 10 Lakhs	Existing/Continue	Compliance of Consent & EC Conditions.	30/06/2027	30/09/2027

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

#### **BG Forfeiture History**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

#### **BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
NA				



## **SCHEDULE-IV**

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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# **Annexures 4**

## **Paper advertisement**





"Excluding the impact of one-time tax reversal in the prior year quarter, the net profit grew by 8.5% for the quarter," it said.

Firm's MD Prabha Narasimhan said: "The company has delivered domestic growth of 5.4%, with toothpaste delivering high single-digit growth despite continuing sluggish demand." PTI

This is to inform that the project name **Mantra Marmara** by **M/s. Mantra Zirconia Pvt.Ltd.**, address - **Sc.No.59, 14, Plot No.152, 153, Mundhwa, Tal. Haveli, Pune** has been accorded **Environmental Clearance** on **EC no. EC/298038/MH/171892**. Dated: **12/04/2023** from **Environment Department** and copies of the clearance letter are available with the **Maharashtra Pollution Control Board** and **Environment Department** may also be seen on the website of the **environment department of Maharashtra** at **www.epcd.mh.gov.in**  
**M/s. Mantra Zirconia Pvt. Ltd.**

## TENDER NOTICE

Tender No.	Scope of Work	TD
SE/RPUC/T-03/2023-24	Meter reading through CMRI for PCO consumers of Padmavati Division	70,00,00
SE/RPUC/T-04/2023-24	Meter reading through CMRI for PCO consumers of Rastapeth Division	58,00,00
SE/RPUC/T-05/2023-24	Meter reading through CMRI for PCO consumers of Bundgarden Division	86,00,00

50 documents are available on our website <https://e-lender.mahesh.com/ivc/2020/05/2021>. Contact Mobile 7075747015. Any changes will be notified on E-lender site only.

Superior  
MSDCCLN

Central bank of India invites e-bids for  
Tender No. COMPS/RM/DM/2003-24/  
227, GE Ref for "Specialized Recruitment  
Agency for Hiring Human Resources  
proficient in Technical & Digital skills"  
Deadlines for tender submission is  
29/05/2003 up to 15:00 hrs  
For details, please visit our website  
[www.centralbankofindia.co.in](http://www.centralbankofindia.co.in)  
Chief Manager-Admin

Chief Manager-Admin

Koregaon Nagarpanchayat invites  
work of Construction Of Mandai A  
Koregaon Nagarpanchayat Korega  
the State of Maharashtra, valued at  
Please visit website [www.mahat](http://www.mahat)  
detailed information.

Date : 10.05.2023

Koregaon

कार्यालय अरीयण अभियान, राजस्थान राज्य कृषि विभाग बोर्ड, नृत काल

[illegible]**KERALA WATER AUTHORITY e-Tender Notice**

Tender No : SEPHCK/KD/16/2023-24, Jal Jeevan Mission-CWSWS to Meopani, Meppadi and Vithiri Puz in Wayanad District-Supply, Laying, and Commissioning of Distribution line and Providing PHCT in Meppadi pl, Devala, and Commissioning of 9 LL GLSR at Britishkundu, 6 LL Boost station cum 8LL OHSR at Nedumbala. Supply, Laying and commissioning of Clear water Pumping main and gravity main, from WTP to Nedumbala, from Nedumbala to British Kundo and from British kundo to Chioode estate. Supply and commissioning of 500 KVA transformer and clear water pump sets at Nedumbala. EMD: Rs. 500000. Tender fee :Rs. 16540/(2979)GST. Last Date for submitting Tender: 06-06-2023, 04:00pm. Phone : 0495-2371044  
Website: [www.kwa.kerala.gov.in](http://www.kwa.kerala.gov.in) & [www.tenders.kerala.gov.in](http://www.tenders.kerala.gov.in)  
Superintending Engineer, PH Circle, Kozhikode

**GOVERNMENT OF WEST BENGAL**  
**PWD TENDER NOTICE**

SF & P/PAWID, PW (Notice) Underwritten  
 Invites online Notice Inviting Bid for the  
 work Required for Proposal for Selection of  
 Service Provider for Providing HEIC  
 System Integration and Thruconnect  
 Acquiring services at fee collection points  
 under HEIC programme including  
 engagement of required manpower for  
 operation of Read User Fee collection  
 plaza. 2<sup>nd</sup> Call - NRE No. 01 of 2023-24  
 Tender ID: 2023\_WIPWD\_37855-1  
 Pre Bid Meeting Date: 25/07/2023 at  
 01.00 p.m. Bid submission start date  
 (online): 30/07/2023 from 3.00 p.m.  
 Bid submission closing date (online)  
 07/08/2023 upto 3.00 p.m.  
 Correspondence if any will be published in  
 website only. Details of M.T. and Tender  
 documents may be downloaded from  
<http://www.tenders.govt.in> in Soft - SF & P  
 PAWID, PWID, GOVT OF WB

## FORM C

INVITATION FOR EXPRESSION OF INTEREST FOR  
RELIANCE BROADCAST NETWORK LIMITED  
BIDDING IN MEDIA AND ENTERTAINMENT INDUSTRY PAN INDIA

OPERATING IN MEDIA AND ENTERTAINMENT INDUSTRY PAN INDIA  
(Under Regulation 35A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

## RELEVANT PARTICULARS

1.	Name of the coporate entity along with PAN Card U.P.Nr.	Reliance Structural Steels Pvt. Ltd. 2400000000
2.	Address of the registered office	Plot No. 523, 5th Floor, ARC Plaza Industrial Estate, 48 On Road, Wazirpur, Jyoti Nagar (Mehra), Ghaziabad, Uttar Pradesh

1.  $\frac{1}{2}$  of the population is 100,000. The population is 200,000.

## **Annexure 5 – Site Photographs**



















## **Annexure 6 – PUC**



## Form 59

[See rules 115 (2)]

## Pollution Under Control Certificate

Authorised By  
State Transport DepartmentDate : 30/09/2024  
Time : 09:04:15 AM  
Validity upto : 29/09/2025

Certificate SL No.	TN02400130070285
Registration No.	TN24AY9457
Date of Registration	22/Sep/2022
Month & Year of Manufacturing	June-2022
Valid Mobile Number	*****6452
Emission Norms	BHARAT STAGE VI
Fuel	DIESEL
PUC Code	TN0240013
GSTIN	
MIL observation	No

Vehicle Photo with Registration plate  
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measure (upto 2 places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0

This PUC certificate is system generated through the national register of motor vehicles and not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.pariv>Authorised Signature with stamp of PUC Operator  
60mm x 20 mm

[See rules 115 (2)]

**Pollution Under Control Certificate**

Issued By  
Government of Maharashtra

Date : 17/09/2024  
Time : 16:11:31 PM  
Validity upto : 16/09/2025



Certificate No. : MH01200810008044  
Registration No. : MH12UM1855  
Date of Registration : 20/Oct/2022  
Date & Year of Manufacturing : August-2022  
Vehicular Model Number : \*\*\*\*\*1034  
Emission Norms : BHARAT STAGE VI  
Fuel : DIESEL  
IC Code : MH0120081  
TTCN :  
Fees : Rs.150.00  
Observation : No

Vehicle Photo with Registration plate  
30 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (up to 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Load		1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.59

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorized Signature with stamp of PUC Operator  
Minimum 20 mm

## Form 59

(See rules 115 (2))

**Pollution Under Control Certificate**

Authorised By :

Government of Maharashtra

Date : 27/05/2025  
 Time : 13:55:12 PM  
 Validity upto : 26/11/2025



Certificate SL. No. : MH01300720009320  
 Registration No. : MH13AX2416  
 Date of Registration : 23/Oct/2012  
 Month & Year of Manufacturing : August-2012  
 Valid Mobile Number : \*\*\*\*\*8904  
 Emission Norms : Bharat Stage III (CEV)  
 Fuel : DIESEL  
 PUC Code : MH0130072  
 GSTIN :  
 Fees : Rs.150.00  
 MIL observation : No

Vehicle Photo with Registration plate  
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 $\pm$ 200	
	Lambda	-	1 $\pm$ 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.24

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator  
 60mm x 20 mm